

011.0

0005

0001.0

Map

Block

Lot

1 of 1

Commercial

CARD ARLINGTON

Total Card / Total Parcel

1,559,100 / 1,559,100

USE VALUE: 1,559,100 / 1,559,100

ASSESSED: 1,559,100 / 1,559,100

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
74		PLEASANT ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	PROTESTANT EPISCOPAL CHURCH
Owner 2:	
Owner 3:	

Street 1: 138 TREMONT ST

Street 2: C/O E A RICHARDS

Twn/City: BOSTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02111 Type:

**PREVIOUS OWNER**

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains 12,114 Sq. Ft. of land mainly classified as Church with a Church/Syn. Building built about 1900, having primarily Stone Exterior and 15077 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
960	Church		12114		Sq. Ft.	Site		0	70.	0.65	5									548,397						548,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
960		12114.000	1,010,000	700	548,400	1,559,100			9083
									GIS Ref
									GIS Ref
									Insp Date
									06/13/17

**PREVIOUS ASSESSMENT**

Parcel ID								
011.0-0005-0001.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	960	FV	1,009,900	700	12,114.	548,400	1,559,000	1,559,000
2019	960	FV	890,600	700	12,114.	556,200	1,447,500	1,447,500
2018	960	FV	890,600	700	12,114.	415,200	1,306,500	1,306,500
2017	960	FV	890,600	700	12,114.	376,000	1,267,300	1,267,300
2016	906	FV	890,600	700	12,114.	360,400	1,251,700	1,251,700
2015	906	FV	556,100	0	12,114.	305,500	861,600	861,600
2014	906	FV	556,100	0	12,114.	289,900	846,000	846,000
2013	906	FV	556,100	0	12,114.	275,800	831,900	831,900

**SALES INFORMATION**

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
	11284-104	2/1/1967	99 No No N Notes

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2017	1034	Alterati	10,000	C				remove/reconstruct
5/24/2016	656	Manual	404,063					
10/19/2009	1008	Manual	20,000					
8/12/2003	752	Renovate	14,750					REPAIR CHURCH TOWE
3/18/1994	65		8,330					EXPAND BATH
11/19/1993	616	Manual	20,150					HANDICAP LIFTS

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/13/2017	Measured	DGM	D Mann
6/13/2017	Permit Visit	DGM	D Mann
8/21/2015	Measured	PC	PHIL C
5/2/2000	Meas/Inspect	264	PATRIOT
7/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_



<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>												
Type:	46 - Church/Syn.			Full Bath:	Rating:			EST BATHS EST KITCHEN EPISCOPAL CHURCH.																
Sty Ht:	1 - 1 Story			A Bath:	Rating:																			
(Liv) Units:	1	Total:	1	3/4 Bath:	Rating:																			
Foundation:	3 - Brick or Stone			A 3QBth:	Rating:																			
Frame:	1 - Wood			1/2 Bath:	4	Rating:	Average																	
Prime Wall:	9 - Stone			A HBth:	Rating:																			
Sec Wall:	7 - Brick	50%		OthrFix:	Rating:																			
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																				
Roof Cover:	2 - Slate			Kits:	1	Rating:	Average																	
Color:	BROWN			A Kits:	Rating:																			
View / Desir:				Fpl:	Rating:																			
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																			
Grade:	C - Average			<b>CONDOS INFORMATION</b>																				
Year Blt:	1900	Eff Yr Blt:		Location:																				
Alt LUC:		Alt %:		Total Units:																				
Jurisdct:		Fact:	.	Floor:																				
Const Mod:				% Own:																				
Lump Sum Adj:				Name:																				
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>												
Avg Ht/FL:	8	Phys Cond:	AV - Average	35.	%	Exterior:		No Unit	RMS	BRS	FL													
Prim Int Wall:	2 - Plaster	Functional:			%	Interior:																		
Sec Int Wall:		Economic:			%	Additions:																		
Partition:	T - Typical	Special:			%	Kitchen:																		
Prim Floors:	3 - Hardwood	Override:			%	Baths:																		
Sec Floors:		Total:	35	%		Plumbing:																		
Bsmnt Flr:	12 - Concrete					Electric:																		
Subfloor:						Heating:																		
Bsmnt Gar:						General:																		
Electric:	3 - Typical					Totals																		
Insulation:	2 - Typical					0																		
Int vs Ext:	S					<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>										
Heat Fuel:	1 - Oil					Basic \$ / SQ:	125.00	Rate	Parcel ID	Typ	Date	Sale Price					<b>SUB AREA DETAIL</b>							
Heat Type:	1 - Forced H/Air					Size Adj.:	0.89617234						Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
# Heat Sys:	1					Const Adj.:	1.02134883						BMT	Basement	5,199	65.220	339,055							
% Heated:	100					Adj \$ / SQ:	114.413						FFL	First Floor	5,199	114.410	594,834	BMT	100 AFB		90 A			
Solar HW:	NO					Other Features:	15000						SFL	Second Floor	5,199	114.410	594,834							
% Com Wall:						Grade Factor:	1.00						PAT	Patio	360	3.360	1,210							
						NBHD Inf:	1.00000000						ENT	ENTRY	221	14.690	3,246							
						NBHD Mod:							ENT	ENTRY	151	16.810	2,538							
						LUC Factor:	1.00						ENT	ENTRY	120	18.540	2,224							
						Adj Total:	1553831						STG	Storage	112	7.950	891							
						Depreciation:	543841						Net Sketched Area: 16,561				Total:	1,538,832						
						Depreciated Total:	1009990						Size Ad	10398	Gross Are	16561	FinArea	15077						
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:		<b>PARCEL ID</b> 011.0-0005-0001.0				<b>IMAGE</b>						
<b>SPEC FEATURES/YARD ITEMS</b>												<b>AssessPro Patriot Properties, Inc</b>												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
A2	WOOD SHD	D	Y	1	10x10	A	AV	2000	8.00	T	15.2	960			700									
More: N				Total Yard Items:				700				Total Special Features:				Total:				700				